

AGENDA



0915 - 0930	Registration
0930 - 0945	Administrative Matters
0945 - 0955	Opening Remarks
0955 - 1200	Morning Session
1200 - 1330	Lunch
1330 - 1545	Afternoon Session

Industry Advisory Panel

October 30, 2003



TOPICS FOR DISCUSSION

CLAIMS

1. How do you mitigate against claims from contractors for differing site conditions?

SECURITY

2. How is industry providing security for soft targets overseas (gyms, clubs, etc.)?
3. How does industry provide a rapid response for the opening of facilities or housing?

PERSONNEL

4. What amenities does industry offer employees overseas to improve morale?

REQUIREMENTS, STANDARDS, PERFORMANCE MEASURES

5. How are space requirements for new office buildings (in the private sector) relayed to designers and to builders? How can OBO improve the way space requirements are presented?
6. How do OBO standards for mechanical, electrical, gross-up (efficiency) compare to the private sector? What performance measures are used by the private sector to ensure the appropriate size facility is programmed and planned?
7. What performance measures are used by the private sector to ensure cost effective, efficient facilities (i.e., capacity, density)?
8. How do you gauge customer satisfaction with buildings, project teams, and process?
9. How is a building project managed during the budgeting, planning, and execution phases?

INFORMATION SYSTEMS/AUTOMATION

10. Which building construction processes have you automated successfully? How were they done and which tools were used?
11. For tracking projects: How is information processed between design, build, and maintenance phases of a construction project? Is it automated? If so, how?



12. Do you use an executive management tool to oversee projects? Is it automated? If so what product or service do you use?

FACILITY CONDITION/OPERATIONS AND MAINTENANCE

13. How do you develop defensible budgets for non-capital (repair and alteration) projects?
14. Do you use standard industry metrics (e.g., facility condition index) to describe the condition of facilities? If so, what is considered an “acceptable” level of condition

DESIGN AND ENGINEERING

15. What are your views on using customer surveys on new or rehab building projects? How else does the industry measure the performance of facility managers?
16. Diplomatic Security has developed a design for a new blast-resistant window. This design called a “muntin” blast window that can meet or exceed the blast performance characteristics of a conventional blast-resistant window but with larger panes of glass, lighter construction and more conventional energy/optical properties. Due to the thinner lighter make-ups, the system should be commensurately less expensive.

The industry should examine the new muntin window and advise OBO on which applications are the most cost-effective and which area they feel there is not yet sufficient information available for industry to consider the muntin window system for use. Specifically they should examine which areas appear to be most applicable for this new system:

- new construction or retrofit;
- “Curtain wall” construction or “punched openings.”

17. Division One: Feedback from general contractors over the years suggests that some of the conditions contained in OBO-generated Division One of the specifications are costing us too much money, and that in a perfect (contractor-driven) world, they could bring certain sections more into line with the rest of industry.
18. Local Materials: On nearly every project, we encourage general contractors to use "local" materials in lieu of imported American materials in order to reduce costs. However, we also require our A/E's to specify products of a certain quality. American A/E's rely on American standards and testing and routinely specify products that carry such stamps of approval as a UL label or that pass an ASTM test. We specify lumber with American Wood Products classification labels and we specify ducts with SMACNA labels on them, etc. When challenged to select "local materials" they don't know how to articulate about them so that we get the best possible product?

PLANNING

19. What are the most effective methods of obtaining "buy in" for project plans by the staff and offices that will execute the projects?



PANEL MEMBERS

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